



**Order under Section 126
Residential Tenancies Act, 2006**

File Number: LTB-L-077713-24

In the matter of: 55 William Street East, Waterloo, Ontario, N2J
4Z1

Between: Capreit Limited Partnership Landlord

And

Refer to attached Schedule 2 Tenants

Capreit Limited Partnership (the 'Landlord') applied for an order permitting the rent charged to be increased by more than the guideline for one or more of the rental units in the residential complex.

This application was resolved by written hearing. No submissions were received from the Tenants.

It is determined that:

Municipal Taxes and Charges

1. The Landlord justified a rent increase above the guideline because of an extraordinary increase in the municipal taxes and charges. I find that the increase in the municipal taxes and charges is "extraordinary" because the percentage increase between the reference year and the base year is greater than the guideline rent increase plus 50% of the guideline (section 28 of O. Reg. 516/06).
2. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.24%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on December 10, 2025, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB shall therefore amend the application by removing these rental units. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following units: 111, 112, 211, 217, 314, 315, 409, 417, 418, 601, 615, 617, 708, 709, 710, 802, 805, 808, 809 and 812.

4. The first effective date of the rent increase above the guideline is January 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 0.24% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of January 1, 2025, to December 31, 2025.
3. The percentage increase set out in paragraph 1 may be taken in addition to the annual guideline in effect on the increase date for the unit.
4. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 60 days of the date of this order.

March 30, 2026
Date Issued

Luciella Longo
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

Important Notes:

1. The Landlords may increase the rent charged by the ordered increase within the time period specified if at least 12 months have passed since the last rent increase or since the Tenants moved in, and if the Landlords have given the Tenants at least 90 days proper Notice of Rent Increase.
2. If the Landlords have given a Notice of Rent Increase for a rent increase that is less than the ordered increase, the Landlords may only take the rent increase set out in the Notice.
3. The annual guideline for 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

55 William Street East, Waterloo, Ontario, N2J 4Z1

101	203	303	403	504	603	703	806
102	204	304	404	505	604	704	807
103	205	305	405	506	605	705	810
104	206	306	406	507	606	706	811
105	207	307	407	508	607	707	814
106	208	308	408	509	608	711	815
107	209	309	410	510	609	712	816
108	210	310	411	511	610	714	817
114	212	311	412	512	611	715	818
115	214	312	414	514	612	716	819
116	215	316	415	515	614	717	
117	216	317	416	516	616	718	
118	218	318	419	517	618	719	
119	219	319	501	518	619	801	
201	301	401	502	519	701	803	
202	302	402	503	602	702	804	

Schedule 2 - Tenants who are Affected by this Order:

Amy, Marilyn Jean	Fuller, W.Brock	Liu, Yuqing
Arajs, Rita	Furino, Steven	Lorentz, Betty
Barlow-White, Margaret	Gillies, John	Lucier, Dawn
Baron, Alex	Gillies, Sandra	Lucier, Marvin
Baron, Helen	Grainger, Charmaine	Mactavish, Cathy
Bechard, Mary Jane	Grainger, Peter	Marnie) Voth, Margaret
Behnk, Sabine	Grainger, Wavy	Martin, Margaret
Behr, Klaus	Guillaume, Lucien	Mcdonald, Rosanne
Bernhardt, Peggy	Harper, Lynn	Mcginnis, Trenny
Berthin, Judith	Harrison, Adele	Mctavish, Dale
Bingham, Sara	Heffernan, Judith	Mctavish, Therese
Blyth, Virginia	Heisz, Laverne	Methot, Joanne
Botros, Jill	Hember, James	Mills, Christina
Bowie, Donna	Hember, Janice	Misener, Barbara
Brockett, Andrew	Henderson, Cicely	Misener, Larry
Brockett, Margaret	Henrich, David	Moore, Alice E. (Bette)
Brown, Peter	Henrich, Susan	Motz, Joyce Doreen
Carey, Matthew	Henry, David	Murray, James
Carr, Frances	Henry, Marilyn	Murray, Marjorie
Carter, Frieda	Hiebert, Victor	Neigh, Margaret
Clarke, Mary Jane	Hill, Susan	Nicholson, Linda
Costo, George	Hopkins, Agatha	Nylund, Gail
Costo, Laura	Hounsell, Gary	O'halligan, Allan
Couch, Brenda Cameron	Hounsell, Mary	Olsheski, Alyson
Coulter, Heather	Hull, Margaret	Openshaw, Dan
Coyne, Mary	Hunt, Kathy	Orlando, Dean
Cressman, Susan	Hunt, Wanda	Orlando, Dolores
D'aoust, Margaret	Hutton, Norma	Orton, Mary
D'aoust, Robert	Hyde, Rae Marie	Paikin, Janet
D'arcy, Ita	Ingle, Elizabeth M.	Pappert-Shannon, Mary
Da Costa, Lauris	Irish, Shirley	Frances
Danayka, Rosemary	Jackson, Laura	Pauls, Nancy
Dittrich, Bianca	Jayaram, Shesha	Peyton, Helen
Donkers, Donna	Kanai, Junji	Pinnington, John
Douglas, Shirley	Knechtel, Darryl	Pinnington, Linda
Dykes, Maurice	Knight, Brian	Preece, Cynthia
Eddy, Elizabeth	Knight, Judith	Preece, Richard
Evans, Carmelle	Kumpula, Brenda	Rauter, Karla
Farquhar, Grahame	Kusick, Nancy	Redekopp, Alex
Farquhar, Marion	Kusick, Richard	Redekopp, Marlene
Foltin, Edith	Lamb, Ruth	Richards, Gregor
Forwell, Elizabeth	Langford, Marie	Ridpath, Ian
Friedmann, Joanne	Leask, Margaret Anne	Ridpath, Margaret
Fuller, Marcia	Leopold, Henry	Romo, Nick

Ross, Jordan
Ross, Stephen
Sammut, Debbie
Sanderson, Megan
Schaus, Erlma Y.
Smith, Frederick
Smith, Sharron
Song, Jung Mi
Street, Kimberley

Stubbs, Terry
Tackaberry, Jason
Taylor, Melody
Thorpe, Patricia
Toman, David
Treitz, Carol
Trembath, Timothy
Ulitsky, Larissa
Vexler, Rozalia Mayer

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Voth, Jeffrey
Weber, Evelyn
Weinstein, Gary
White, William
Whiteside, Heather
Williams, Sandra
Wilson, Ann Marie
Zimmerman, Joanne